

BOROUGH OF WALDWICK
THIRD ROUND HOUSING ELEMENT
AND FAIR SHARE PLAN

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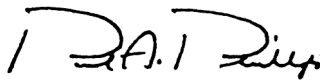
Borough of Waldwick Planning Board
Bergen County, New Jersey

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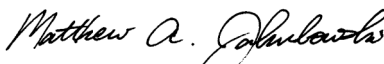
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1. INTRODUCTION

The Borough of Waldwick Third Round Housing Element and Fair Share Plan amends the Borough of Waldwick Master Plan and replaces any prior Housing Element and Fair Share Plan. It has been prepared in accordance with the Municipal Land Use Law (“MLUL”) per *NJSA 40:55D-28b.(3)* as well as the Third Round Substantive Rules (*NJAC 5:97*) and Procedural Rules (*NJAC 5:96*) of the New Jersey Council on Affordable Housing (COAH). COAH adopted its initial Third Round methodology and regulations on November 22, 2004, which became effective on December 20, 2004. However, in January 2007 the New Jersey Appellate Court invalidated portions of COAH’s Third Round rules. As a result of the settlement, COAH adopted large-scale revisions to its rules with amendments through October 20, 2008. In early 2009, COAH anticipates additional amendments to the Third Round rules to incorporate the details of P.L.2008, c.46, which among other things, eliminates the practice of Regional Contribution Agreements (RCA) and instates a Statewide 2.5% non-residential development fee.

COAH History in the Borough of Waldwick

Prior to Second Round COAH certification, the Borough of Waldwick was subject to a lawsuit that resulted in a consent judgment on September 30, 1996. As a result of this litigation, the Borough rezoned the parcel owned by the litigant and retained funds for a Regional Contribution Agreement. The Borough adopted a Housing Element and Fair Share Plan addressing its Second Round obligation, which was submitted to COAH on August 20, 1997. The Borough received substantive certification from COAH on September 6, 2000. In response to COAH’s Third Round rules, the Borough adopted a Fair Share Plan on August 14, 2006. As discussed, however, the 2007 New Jersey Appellate Court decision also invalidated the Borough’s “*previous*” Third Round plan.

COAH’s Third Round “Growth Share” Approach

Through the period from 1987 to 1999, or COAH’s First and Second Rounds, a municipality’s COAH obligation was determined by a complex formula that assigned specific new build and rehabilitation component requirements. For its Third Round, COAH adopted a new approach, the basis of which links a municipal affordable obligation directly to new residential and non-residential construction. Although municipalities still must address a rehabilitation component and any remaining obligation from the First and Second Rounds, the new build component is now determined through “growth share,” which COAH indicates “is generated by Statewide residential and non-residential growth during the period January 1, 2004 to December 31, 2018 based on individuals projected to need affordable housing from 1999 through 2018.”

Amendments to the COAH rules stemming from the 2007 court settlement did not eliminate the growth share approach. However, the formula for determining growth share at the municipal level, formerly one affordable housing unit per every eight market rate housing units, and one affordable housing unit per every 25 new jobs, was amended. In the “revised” Third Round rules, COAH has

increased the ratio of market rate development to affordable units, such that *one affordable unit is generated per every five market rate units*, and *one affordable unit is generated per every 16 jobs produced from non-residential development*. Newly-created jobs are measured by new or expanded non-residential construction within the municipality, with multipliers for different land uses based on specific “use groups” identified in the Uniform Construction Code (UCC). Newly-created jobs are divided by 16 to calculate projected affordable housing growth share.

COAH’s complete Third Round methodology includes a *rehabilitation share* (or the estimated number of substandard municipal housing units), the remaining obligation from COAH’s two *prior rounds* and future *growth share*. The Borough’s prior round obligation has remained the same since the prior round planning period. However, COAH recalculated both the Borough’s rehabilitation share and its baseline Third Round COAH obligation. While the Borough has also fulfilled and received substantive certification for its prior round obligation, it is responsible to certify these prior round units in the Third Round plan, identify existing and potential rehabilitated units, and address its Third Round obligation based on a projection of residential and non-residential growth occurring between January 1, 2004 and December 31, 2018. As to be discussed in the remainder of this report, the Borough proposes to amend portions of its Second Round affordable strategy in order to assure fulfillment of its prior round obligation.

COAH requires annual monitoring reports of municipal affordable housing trust funds and affordable units. In addition, COAH requires a “biennial plan evaluation” upon substantive certification to assure that actual growth reported through certificates of occupancy is on pace with the municipal construction of affordable units identified within a Fair Share Plan. In other words, a municipality must assure COAH that the affordable units identified in its plan are consistent with the actual growth occurring by way of new development.

2. HOUSING ELEMENT/FAIR SHARE PLAN REQUIREMENTS

The Fair Housing Act requires that a “municipality’s Housing Element be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with particular attention to low- and moderate-income housing”. Further, the MLUL requires a Housing Element as part of a municipal Master Plan and as a prerequisite for municipal protection from “builder’s remedy” lawsuits through the COAH process. The following items must be provided in order to fulfill the tenets of the Fair Housing Act and the purposes of the MLUL:

- An inventory of the municipality’s housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low- and moderate-income households and substandard housing capable of being rehabilitated.
- A projection of the municipality’s housing stock, including the probable future construction of low- and moderate-income housing, for the next ten (10) years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development, and probable residential development trends.
- An analysis of the municipality’s demographic characteristics, including, but not necessarily limited to, household size, income level, and age.
- An analysis of the existing and probable future employment characteristics of the municipality.
- A determination of the municipality’s present and prospective fair share of low- and moderate-income housing and its capacity to accommodate its present and prospective housing needs, including its fair share of low- and moderate-income housing.
- A consideration of the lands most appropriate for construction of low- and moderate-income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low- and moderate-income housing, including a consideration of lands of developers who have expressed a commitment to provide low- and moderate-income housing.

In addition, per COAH’s Third Round Substantive Rules (*NJAC 5:97*), a Housing Element and Fair Share Plan is required to address the entire Third Round (1987-2018) affordable housing obligation, which is composed of rehabilitation share, the municipal prior round obligation and projected Third Round Growth Share. The following items are to be submitted to the Council with the Housing Element and Fair Share Plan per the established COAH rules and appendices:

Per 5:97-2.3 (Content of a Housing Element)

- The minimum requirements prescribed by *NJSA 52:27D-310*; (the Fair Housing Act)
- The household projection for the municipality as provided in chapter Appendix F;
- The employment projection for the municipality as provided in Appendix F;
- The municipality’s prior round obligation (from chapter Appendix C);

- The municipality's rehabilitation share (from chapter Appendix B); and
- The projected growth share in accordance with the procedures in *NJAC 5:97-2.4*.
- A copy of the most recently adopted municipal master plan and zoning ordinance; and
- A copy of the most up-to date tax maps of the municipality

Per 5:97-2.3 (Content of a Fair Share Plan)

- Descriptions of any credits intended to address any portion of the fair share obligation, which shall include all information and documentation required by *NJAC 5:97-4* for each type of credit;
- Descriptions of any adjustments to any portion of the fair share obligation, which shall include all information and documentation required by *NJAC 5:97-5* for each adjustment sought;
- Descriptions of any mechanisms intended to address the prior round obligation, the rehabilitation share, and the growth share obligation;
- An implementation schedule that sets forth a detailed timetable that demonstrates a "realistic opportunity" as defined under *NJAC 5:97-1.4* and a timetable for the submittal of all information and documentation
- Information and documentation regarding a municipal vacant land adjustment and/or a municipal adjustment of household and employment growth projections
- Draft and/or adopted ordinances necessary for the implementation of the mechanisms designed to satisfy the fair share obligation;
- A demonstration that existing zoning or planned changes in zoning provide adequate capacity to accommodate any proposed inclusionary developments pursuant to *NJAC 5:97-6.4*;
- A demonstration of existing or planned water and sewer capacity sufficient to accommodate all proposed mechanisms; and
- A spending plan pursuant to *NJAC 5:97-8.10*, if the municipality maintains or intends to establish an affordable housing trust fund; and
- Any other documentation pertaining to the review of the municipal Fair Share Plan as required by the substantive or procedural rules, or requested by COAH.

3. HOUSING STOCK AND DEMOGRAPHIC ANALYSIS

A. *Housing Stock Inventory*

According to the 2000 United States Census, there were 3,495 housing units in the Borough of Waldwick, of which 67 or 2% were vacant. Of the 3,428 occupied units, 88% were owner occupied and 10% were renter occupied. See Table 1, Housing Tenure by Number of Units in Structure, 2000 for a detailed explanation of the housing units in 2000.

Table 1. Housing Tenure by Number of Units in Structure, 2000

<i>Type</i>	<i>Owner Occupied</i>	<i>Rental</i>	<i>Vacant</i>	<i>Total</i>
1, detached	2,776	140	30	2,946
1, attached	103	27	0	130
2	67	155	10	232
3 or 4	74	44	23	141
5 to 9	23	0	4	27
10 to 19	0	0	0	0
20 to 49	7	0	0	7
50 or more	7	0	0	7
Mobile home	5	0	0	5
Boat, RV, van, etc.	0	0	0	0
Total	3,062	366	67	3,495

Source: 2000 United States Census

Table 2, Housing Units by Age of Structure, 2000, indicates the age of the Borough's housing stock. As a result of the rapid housing growth experienced in the New York Metropolitan Area during the wave of suburbanization in the 1950s and 1960s, 60% of the housing units constructed in Waldwick were completed between 1950 and 1969. Overall, 70% of the existing dwellings in the Borough were constructed prior to 1960, while only 6% were completed between 1980 and 2000.

Table 2. Housing Units by Age of Structure, 2000

Year Built	Total Units	Percent of Total Units	Owner-Occupied	Percent of Total Units	Renter-Occupied	Percent of Total Units	Vacant
1990 to 2000	82	2%	52	1%	23	0.7%	N/A
1980 to 1989	148	4%	114	3%	11	0.3%	N/A
1970 to 1979	276	8%	248	7%	28	0.8%	N/A
1960 to 1969	549	16%	495	14%	54	1.5%	N/A
1950 to 1959	1,545	44%	1,432	41%	96	2.7%	N/A
1940 to 1949	475	14%	412	12%	57	1.6%	N/A
1939 or earlier	420	12%	309	9%	97	2.8%	N/A
Totals	3,495		3,062		366		67

Note: Percentage totals may add up to greater than 100% due to rounding

Source: 2000 United States Census

As seen in Table 3, Housing by Units in Structure, 2000, the Borough of Waldwick is a community dominated by single-family residential housing. Approximately 88% of the existing housing stock

consists of single-family units, of which 84% are single-family detached units and 4% are single-family attached units. Two-family units comprise 7% of the overall dwelling units within the Borough and structures of three or more units make up approximately 5% of the total housing stock.

Table 3. Housing by Units in Structure, 2000

Type	Units in Structure	Percentage of Total
1, detached	2,946	84%
1, attached	130	4%
2	232	7%
3 or 4	141	4%
5 to 9	27	1%
10 to 19	0	0%
20 to 49	7	0%
50 or more	7	0%
Mobile home	5	0%
Boat, RV, van, etc.	0	0%
Total	3,495	

Note: Percentage totals may add up to greater than 100% due to rounding

Source: 2000 United States Census

Table 4, Housing Units by Number of Rooms, 2000, shows that the majority (53%) of the Borough's housing stock contains seven or more rooms and that 74% of housing within Waldwick has at least six rooms. The data from this table appears to indicate the relative age of Waldwick's housing stock as the majority of dwellings in Waldwick were completed before current construction trends involving extremely large houses.

Table 4. Housing Units by Number of Rooms, 2000

Rooms	Number of Units	Percent
1 room	0	0%
2 rooms	16	0.5%
3 rooms	115	3%
4 rooms	285	8%
5 rooms	520	15%
6 rooms	718	21%
7 rooms	835	24%
8 rooms	694	20%
9 or more rooms	312	9%
Total	3,495	

Note: Percentage totals may add up to greater than 100% due to rounding

Source: 2000 United States Census

Table 5 Housing Value, Owner Occupied Units, 1990 and Table 6, Housing Value, Owner Occupied Units, 2000 provide a detailed description of housing values within the Borough of Waldwick. In 1990, 95% of the occupied housing stock was valued below \$300,000 (48% valued below \$200,000

47% between \$200,000 and \$300,000), and the remaining 5% was valued between \$300,000 and \$500,000. The 1990 median home value of housing units in the Borough was \$203,400, which measured slightly below Bergen County (median home value \$226,000), but above the State of New Jersey (median home value \$161,200).

Housing data from the 2000 Census provides even greater detail concerning Borough home values. The percentage of owner occupied housing units valued under \$200,000 decreased between 1990 and 2000 from 48% to 29%, and the percentage of homes valued above \$300,000 increased slightly from 47% to 54%. Similarly, the value of occupied housing units valued between \$300,000 and \$400,000 increased from 4% to 15%. Not surprisingly, the median home value within the Borough increased from \$203,400 in 1990 to \$229,400 in 2000. In 2000, the median home value of owner occupied units in Waldwick remained slightly below Bergen County (median home value \$250,300), but well above the State of New Jersey (median home value \$170,800).

Table 5. Housing Values, Owner-Occupied Units, 1990

<i>Home Value</i>	<i>Number</i>	<i>Percent</i>
Less than \$200,000	1,279	48%
\$200,000 to \$300,000	1,261	47%
\$300,000 to \$400,000	114	4%
\$400,000 to \$500,000	22	1%
\$500,000 or more	10	0%
Total	2,686	
1990 Median Home Value Owner Occupied Housing Units		
	\$ 203,400	

Note: Percentage totals may add up to greater than 100% due to rounding

Source: 1990 US Census

Table 6. Housing Values, Owner-Occupied Units, 2000

<i>Home Value</i>	<i>Number</i>	<i>Percent</i>
Less than \$200,000	819	29%
\$200,000 to \$300,000	1,515	54%
\$300,000 to \$400,000	418	15%
\$400,000 to \$500,000	43	2%
\$500,000 to \$750,000	9	0%
\$750,000 to \$1,000,000	0	0%
\$1,000,000 or more	0	0%
Total	2,804	

2000 Median Home Value Owner Occupied Housing Units

\$ 229,400

Note: Percentage totals may add up to greater than 100% due to rounding

Source: 2000 US Census

In 2000, Waldwick's average monthly contract rent (not including utilities) exceeded that of Bergen County (\$987/month v. \$844/month). In 2000, approximately 21% of Waldwick renters paid between \$1,000 per month and \$1,500 per month in rent and 21% of renters paid \$1,500 or more per month

in rent. Conversely, only 15% of renters in the County paid between \$1,000 per month and \$1,500 per month in rent and only 8% paid \$1,500 or more per month in rent. For detailed figures, see Table 7, Comparison of Borough of Waldwick/Bergen County Monthly Rental Cost, 2000.

Table 7. Comparison of Borough of Waldwick/Bergen County Monthly Rental Cost, 2000

Contract Rent	Waldwick	Percent	Bergen County	Percent
Less than \$500	58	16%	10,478	10%
\$500 to \$1000	134	37%	69,425	64%
\$1,000 to \$1,500	77	21%	16,548	15%
\$1,500 to \$2,000	61	17%	5,329	5%
\$2,000 or more	14	4%	3,085	3%
No Cash Rent	22	6%	3,576	3%
Total	366		108,441	

2000 Average Rent (Borough of Waldwick)

\$ 987

2000 Average Rent (Bergen County)

\$ 844

Note: Percentage totals may add up to greater than 100% due to rounding

Source: 2000 US Census

Further evidence of the quality of housing within the Borough concerns the fact that approximately 0.4% of all housing units (13 total) lack complete plumbing facilities and 0.43% of all housing units (23 total) lack complete kitchen facilities. The high level of habitable dwelling units points to a well maintained housing stock. It seems fair to assume that no less than 13 and no more than 36 units in the Borough may be in need of rehabilitation.

Concurrently, while the Census Bureau has no actual definition for overcrowding (i.e. occupants per room), it is generally accepted that housing units with more than one occupant per room constitute an overcrowded dwelling unit. It appears that only 1.2% of all owner and renter occupied housing units in Waldwick contain more than one occupant per room, which similarly exhibits the high quality of housing within the Borough.

B. General Population Characteristics

According to census records gathered by the Bergen County Department of Planning & Economic Development, the population of Waldwick has decreased by approximately 2,700 persons (22%) since 1970. Although the Borough experienced significant growth during the 1960s, overall population decreased steadily during both the 1970s and 1980s. Between 1990 and 2000, it appears that the Borough's population loss leveled to just 1%. These figures translate to an average decrease of approximately 900 residents per decade between 1970 and 2000. Bergen County also experienced population loss within the 1970s and 1980s, only to achieve a 7% increase in overall population between 1990 and 2000. See Table 8, Comparison of Borough of Waldwick/Bergen County Population Growth, 1970-2000.

Table 8. Comparison of Borough of Waldwick/Bergen County Population Growth, 1970-2000

	1970	Percent Change (1960-1970)	1980	Percent Change (1970-1980)	1990	Percent Change (1980-1990)	2000	Percent Change (1990-2000)
Borough of Waldwick	12,313	17%	10,802	-12%	9,757	-10%	9,622	-1%
Bergen County	897,148	15%	845,385	-6%	825,380	-2%	884,118	7%

Note: Percentage totals may add up to greater than 100% due to rounding

Source: 1970, 1980, 1990, 2000 US Census

Waldwick's age distribution, as seen in Table 9, Waldwick Age Distribution, 1990-2000, is consistent with many suburban locations throughout New Jersey in which the residential population is dominated by families. In fact, according to the year 2000 census, the combined population of residents under age 24 and from age 35 to 54 comprised 59% of total Borough population. In general, the percent change in age distribution from 1990 to 2000 indicates a notable aging of the Borough's population. During the decade, the percent change of residents age 75 and above increased by 78%, well above the next greatest percent increase of 17% within the 5 through 14 age-group.

Table 9. Waldwick Age Distribution, 1990-2000

Age Group	1990	Percent	2000	Percent	Percent Change (1990-2000)
Under 5	658	7%	688	7%	5%
5 – 14	1,190	12%	1,391	14%	17%
15 – 24	1,280	13%	867	9%	-32%
25 – 34	1,621	17%	1,302	14%	-20%
35 – 44	1,581	16%	1,838	19%	16%
45 – 54	1,113	11%	1,285	13%	15%
55 – 64	1,129	12%	826	9%	-27%
65 – 74	820	8%	774	8%	-6%
75+	365	4%	651	7%	78%
Totals	9,757		9,622		
Median Age	N/A		38		

Note: Percentage totals may add up to greater than 100% due to rounding

Source: 1990 and 2000 US Census

C. Household Characteristics

As defined by the Census Bureau, a household includes all persons who occupy a single housing unit, regardless of blood relation. Thus, a household may also include a group of unrelated individuals sharing group quarters. A family is identified as a group of persons including a householder and one or more persons related by blood, marriage or adoption, all living in the same household. In 2000 there were 3,428 households in the Borough, with an average of 2.81 persons per household and 2,694 families with an average of 3.22 persons per family. Approximately, 91% of the Bor-

ough's total population resided within families. Of these family households, approximately 86% were comprised of married couples with or without children.

D. Income Characteristics

According to the 2000 Census, the Borough of Waldwick mirrored Bergen County in a variety of income categories. However, median household income in Waldwick measured slightly higher (\$75,532) than that of Bergen County (\$65,241). Similarly, median family income in Waldwick slightly exceeded Bergen County (\$82,208 in Waldwick v. \$78,079 in Bergen County).

Not surprisingly, a greater percentage of households in Waldwick had incomes over \$100,000 than in Bergen County (30% in Waldwick v. 28% in Bergen County). However, only 4% of households in Waldwick received greater than \$200,000 in annual income, while 7% earned that amount in Bergen County as a whole. On the other side of the income scale, just 28% of households in Waldwick received under \$50,000 in annual income, as opposed to 38% of households in Bergen County. Table 10, Household Income – Borough of Waldwick and Bergen County, 2000 illustrates additional income categories.

Table 10. Household Income – Borough of Waldwick and Bergen County, 2000

	<i>Waldwick Households</i>	<i>Percent</i>	<i>Bergen County Households</i>	<i>Percent</i>
Less than \$15,000	190	6%	28,446	9%
\$15,000 to \$20,000	72	2%	12,372	4%
\$20,000 to \$25,000	96	3%	12,650	4%
\$25,000 to \$30,000	138	4%	13,578	4%
\$30,000 to \$35,000	103	3%	14,198	4%
\$35,000 to \$40,000	112	3%	15,181	5%
\$40,000 to \$45,000	134	4%	14,669	4%
\$45,000 to \$50,000	102	3%	13,696	4%
\$50,000 to \$75,000	745	22%	62,841	19%
\$75,000 to \$100,000	692	20%	48,612	15%
\$100,000 to \$150,000	667	19%	51,224	15%
\$150,000 to \$200,000	238	7%	19,403	6%
\$200,000 or more	134	4%	24,021	7%
Totals	3,423		330,891	

Note: Percentage totals may add up to greater than 100% due to rounding

Source: 2000 US Census

The poverty threshold, as defined by the 2000 U.S. Census, is \$8,959 for a one person household under age 65 and \$17,463 for a household that includes a family of four. Census data does not provide a breakdown of household income by household size. However, it does provide information concerning individuals under the poverty threshold. According to the Census, of the total population in the Borough, approximately 2% (199 persons) live below the poverty level. This percentage is slightly lower than Bergen County, in which approximately 5% of Bergen County residents fall below

the Census poverty level. Of these 199 persons, the Census indicates that 34 families obtained incomes below the Census poverty threshold in the Borough.

E. Employment Characteristics

Table 11, Distribution of Employment by Industry, Employed Waldwick Residents, 2000 indicates the distribution of employment by industry for employed Borough of Waldwick residents. The four industries that captured the largest portion of the employed population in Waldwick were education, and health and social services workers at 19%, retail trade workers at 13%, professional, scientific, management, administrative and waste management service workers at 12%, followed by manufacturing workers at 11%, and finally, finance, insurance, real estate, and renting and leasing workers at 10%.

Table 11. Distribution of Employment by Industry, Employed Waldwick Residents, 2000

<i>Industry</i>	<i>Number</i>	<i>Percent</i>
Agriculture, Forestry, Fishing and Hunting, and Mining	8	0.2%
Construction	302	6%
Manufacturing	534	11%
Wholesale Trade	238	5%
Retail Trade	636	13%
Transportation and Warehousing, and Utilities	170	3%
Information	297	6%
Finance, Insurance, Real Estate, and Renting and Leasing	506	10%
Professional, Scientific, Management, Administrative, and Waste Management Services	612	12%
Education, Health and Social Services	967	19%
Arts, Entertainment, Recreation, Accommodation and Food Services	298	6%
Public Administration	147	3%
Other	271	5%
Total	4,986	

Note: Percentage totals may add up to greater than 100% due to rounding

Source: 2000 US Census

Table 12, Employment by Occupation, Waldwick Residents, 2000 more specifically identifies the occupations of employed persons. The numbers indicate a large number of Waldwick residents employed in management, professional and related occupations (43%) and sales and office occupations (31%). In 2000, the remaining 26% of the Borough's employed residents were employed in service occupations (12%), construction operations (8%) and production, transportation and material moving operations (6%).

Table 12. Employment by Occupation, Waldwick Residents, 2000

Sector Jobs	Number	Percent
Management, Professional, and Related Occupations	2,153	43%
Service Occupations	623	12%
Sales and Office Occupations	1,522	31%
Farming, Fishing, and Forestry Occupations	0	0%
Construction, Extraction, and Maintenance Occupations	384	8%
Production, Transportation, and Material Moving Occupations	304	6%
Total	4,986	

Note: Percentage totals may add up to greater than 100% due to rounding

Source: 2000 US Census

4. PROJECTED POPULATION, EMPLOYMENT AND LAND CAPACITY

COAH's affordable growth share obligation for the Borough of Waldwick (which has been determined for each municipality in the State of New Jersey within Appendix F of the Substantive Rules) utilizes available land capacity data to project potential residential population and employment figures through the Third Round COAH planning period of 2004 to 2018. The following section provides a comparison of the COAH "baseline" affordable obligation determined for the Borough versus an analysis of the Borough's available and potential development parcels. Pursuant to 5:97-5.6 of the COAH rules, "a municipality may request an adjustment to its household and employment projections provided in chapter Appendix F utilized to project the municipal growth share obligation based on an analysis of existing land capacity." The Borough contends that due to the scarcity of available vacant land as well as realistically and potentially developable sites in Waldwick, the residential/employment projection and accompanying affordable growth share determined by COAH is inaccurate.

A. *COAH Baseline Growth Projections (2004 – 2018)*

The COAH residential growth projection for Waldwick reports an increase of 223 housing units between 2004 and 2018, from 3,503 to 3,726 units. Applying COAH's required affordable growth share ratio of one affordable dwelling unit for every five market-rate units,¹ the 223 housing units projected by COAH would result in an affordable growth share of 44.6 units. In terms of employment, COAH predicts an increase of 408 jobs during the 2004 to 2018 planning period. Applying COAH's non-residential growth share formula of one affordable unit per every 16 jobs would result in a non-residential affordable obligation of 25.5 units.

As shown in Table 13, Borough of Waldwick COAH Residential/Non-Residential Growth Share Projection, the Borough's overall growth share obligation per COAH's residential and employment projections is 70.1 affordable units.

¹ COAH assumes that one affordable housing unit for every five market rate units is required to fulfill a municipality's affordable housing obligation. Considering that COAH's numbers project total households, not just the households projected to reside in market-rate units, the number of projected households is divided by five.

Table 13. Borough of Waldwick COAH Residential/Non-Residential Growth Share Projection

<i>COAH Residential Growth Projection</i>					
2018 Units	-	2004 Units	=	Net Change 2004-2018	Residential Growth Share
3,726	-	3,503	=	223	44.6
<i>COAH Employment Growth Projection</i>					
2018 Employment	-	2004 Employment	=	Net Change 2004-2018	Employment Growth Share
3,354	-	2,946	=	408	25.5
<i>Total Affordable Housing Obligation</i>					70.1

B. Third Round Municipal Adjustment of Residential and Employment Growth Projections

As discussed above, COAH has permitted municipalities the option of preparing an actual build out of vacant and other developable sites as a comparison to COAH's Third Round baseline residential and employment projection. COAH recognizes that its projections may be unrealistically high, resulting in a Fair Share obligation in excess of the actual capacity of the land. Per COAH rules, if the "actual growth share" (in reported residential and non-residential COs from January 1, 2004 to the present) plus the municipal build out of the Borough's vacant and potentially developable sites is less than COAH's baseline calculation by greater than 10%, the Borough's Third Round affordable number may be adjusted downward.

It should be noted that the Borough has completed a "vacant land adjustment" as part of its prior round COAH certified Fair Share Plan. Despite this, COAH permits municipalities to employ adjustments in both rounds, and Waldwick is not precluded from completing an "adjustment of residential and employment projections" for the Third Round. Since the Third Round regulations apply the growth share approach, where development of a single-family parcel or small office development contributes to growth share, the standards under which potential sites are scrutinized has changed.

For example, since the Borough's prior round COAH number was rigid, the vacant land adjustment centered upon the availability of parcels that could be utilized to meet the Borough's affordable COAH number. Thus, certain parcels were excluded because they were not sufficient for a multi-family development or townhouses (i.e. typical inclusionary housing types). Conversely, the Third Round adjustment is centered upon the cause and effect relationship between the development yield of residential/non-residential development and affordable units. As such, the minimum parcel size considered varies from one half acre in the Borough's prior round vacant land analysis to an eighth of an acre (5,445 square feet) in the Third Round adjustment. In addition, the applicable pre-

sumed densities for vacant parcels have increased from 6 units per acre in the prior round vacant land adjustment to 8 units per acre in the Third Round residential and employment adjustment. It should be noted that the Borough's overall "adjusted" Third Round number is composed of the "actual growth" from awarded residential/non-residential certificates of occupancy, and potential growth generated from vacant and developable parcels.

Methodology for Third Round Adjustment of Residential and Employment Projections

In order to determine the Borough's land capacity and adjusted Third Round obligation, the following steps (with sections taken directly from COAH's substantive rules) were utilized:

- 1) Determination of "actual growth share"
 - a) Residential certificates of occupancy (COs) from January 1, 2004 to the present
 - b) Residential CO exclusions:
 - (1) Reconstructed units that have not undergone a change in owner or use post demolition (must also be occupied within a year prior to demolition)
 - (2) Units reconstructed due to fire or other disaster
 - c) Non-residential COs (in square feet) from January 1, 2004 to the present
 - d) Non-residential demolitions (in square feet) from January 1, 2004 to the present, but only for buildings that were occupied at least one year prior to demolition
- 2) Vacant Land and Potentially Developable Land Inventory
 - a) Inventory of all privately and municipally-owned vacant parcels from the tax assessor's office
 - b) Inventory of all areas that may develop or redevelop (includes existing Planning or Zoning Board of Adjustment approvals), or sites that may be appropriate for market to affordable development
- 3) Unsuitable Vacant Land Inventory
 - a) Inventory of the amount of acreage unsuitable for development and the reasons why the acreage was unsuitable
- 4) Presumed Density Analysis of Vacant Land
 - a) For those parcels deemed suitable for development, the following methodology was employed in determining a COAH growth share in relation to land capacity:
 - i) Municipal zoning was utilized to determine whether to assign a residential or non-residential density to each site remaining in the inventory
 - ii) The following presumptive density was applied to all vacant property not excluded per COAH rules:
 - (1) As the entirety of Waldwick is within a sewer service area and recognized as part of Planning Area-1 (PA-1) of the State Development and Redevelopment Plan, a minimum presumptive density of eight units per acre was applied to all residential

sites, and a non-residential presumptive density of 80 jobs per acre was applied to all non-residential sites

5) Comparison of adjusted growth to COAH baseline

- a) The adjusted population and employment projection (actual growth, plus development yield for potential development sites) was compared to the COAH baseline projection

Site Exclusion Criteria

The following exclusionary criteria, where pertinent, was applied to all potentially developable sites pursuant to the COAH rules:

- A. Parcels less than one eighth of an acre in size
- B. Parcels deemed undevelopable due to physical constraints (i.e. irregular shape, lack of road access)
- C. Lands owned by a local government entity that adopted a resolution authorizing the execution of an agreement that such land shall be utilized for a public purpose other than housing, prior to January 1, 1997 and the filing of a petition for substantive certification;
- D. Agricultural lands where the development rights to these lands have been purchased or restricted by covenant.
- E. Environmentally sensitive lands as regulated by the New Jersey Department of Environmental Protection (DEP) or other agency
- F. Historic and architecturally important sites as follows
- G. Recreational lands deemed for active or passive recreation

C. Borough of Waldwick – Historic and Actual Residential/Non-residential Growth

An historic review of monthly construction records from the Borough of Waldwick Building Department and the State Division of Codes and Standards for residential COs, non-residential COs and applicable demolitions from 1998 to 2008 indicates modest growth within the Borough, while also providing the measuring stick by which to determine actual growth. As indicated, actual growth represents the growth share generated from all awarded residential and non-residential COs from January 1, 2004 to the present minus any applicable residential or non-residential demolitions. The information discussed below is listed within Table 15, Waldwick – Residential, Non-residential COs and Deductions/Demolitions. It should be noted that the CO information included within this document includes the most recent data available from the Borough of Waldwick and the State. Further, CO information generated between the years 2004 and 2008 was provided by the Borough of Waldwick building department as discrepancies appeared in data found within the New Jersey Construction Reporter.

In terms of residential growth, COAH's substantive rules state that for every five market-rate units issued a certificate of occupancy, one affordable unit must be provided. As such, the municipal

growth share projection for the Borough of Waldwick resulting from new residential units is determined by dividing net total residential growth by five. Subtracting the four (4) applicable residential CO deductions (one unit deducted by fire; three units deducted as a result of demolition/reoccupation by the same owner) from the 42-unit actual residential growth during this period, a residential growth share of 7.6 units is generated.

As with residential development, non-residential CO and demolition data is cataloged by the Borough Building Department and the State of New Jersey. Prior to the beginning of the Third Round, between the years 1998 and 2004, just over 60,000 square feet of non-residential growth occurred within the Borough. This represents approximately 10,000 square feet of non-residential development per year during the time period. The largest amount of development appears to have occurred within the office sector.

Between 2004 and 2008, information generated from the Borough of Waldwick building department indicates almost no non-residential growth, except for the construction of educational square footage (a use excluded by COAH for purposes of calculating growth share). Using COAH's square feet to jobs ratios as indicated below in Table 14, COAH Uniform Construction Code (UCC) Use Group Ratios, the number of jobs created per use group was determined for the Borough.

Table 14. COAH Uniform Construction Code (UCC) Use Group Ratios

<i>Use Group</i>	<i>Employment Ratio</i>
(B) Business - Office Uses	2.8 jobs per 1,000 square feet
(M) Mercantile - Retail Uses	1.7 jobs per 1,000 square feet
(F) Factory - Manufacturing Uses	1.2 jobs per 1,000 square feet
(S) Storage - Warehouse Uses	1.0 jobs per 1,000 square feet
(H) High Hazard Manufacturing	1.6 jobs per 1,000 square feet
(A1) Assembly - Theater Uses	1.6 jobs per 1,000 square feet
(A2) Assembly - Restaurant Uses	3.2 jobs per 1,000 square feet
(A3) Assembly - Library Uses	1.6 jobs per 1,000 square feet
(A4) Assembly - Arena Uses	3.4 jobs per 1,000 square feet
(A5) Assembly - Stadium Uses	2.6 jobs per 1,000 square feet
(E) Educational Uses	Excluded from growth share
(I) Institutional - Hospital Uses	2.6 jobs per 1,000 square feet
(R1) Hotel Uses	1.7 jobs per 1,000 square feet
(U) Utilities	Excluded from growth share

Pursuant to COAH rules, the number of jobs generated from non-residential growth is divided by 16 in order to determine growth share. Due to several non-residential demolitions that occurred between 2004 and 2008, the amount of non-residential square footage, and thus the number of jobs,

actually occurs as a net negative. Factoring a net “jobs lost” deduction of 31.5 jobs, the overall non-residential “actual growth share” for the Borough is -1.97 units.

Thus, the Borough’s total actual growth share between January 1, 2004 and the present is 5.6 units (Residential growth share of 7.6 units and a Non-residential growth share of -1.97units).

Table 15. Waldwick – Residential, Non-residential COs and Deductions/Demolitions

	Residential (units)	Applicable Residential Deductions (units)	Non-res. (GFA) - office "B"	Non-res. (GFA) - retail "M"	Non-res. (GFA) - "A1"	Non-res. (GFA) - "A2"	Non-res. (GFA) - "A3"	Non-res. (GFA) - "A4"	Non-res. (GFA) - "A5"	Non-res. (GFA) - multifamily dorm "R1"	Non-res. (GFA) - hotel "R1"	Non-res. (GFA) - industrial "F"	Non-res. (GFA) - hazardous "H"	Non-res. (GFA) - institutional "I"	Non-res. (GFA) - storage "S"	Non-res (GFA) - education "E" (Excluded from Growth Share)
1998	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1999	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2000	-	-	168	3,250	-	-	-	-	-	-	-	-	-	-	-	-
2001	-	-	25,354	-	-	-	-	-	-	-	-	-	-	-	-	-
2002	4	-	-	5,440	-	-	-	-	-	-	-	-	-	-	15,040	-
2003	12	-	11,000	-	-	-	-	-	-	-	-	-	-	-	-	-
2004	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	31,001
2005	25	(1)	(1,548)	-	-	(2,569)	-	-	-	-	-	-	-	(15,640)	-	-
2006	5	(1)	2,148	-	-	-	-	-	-	-	-	-	-	-	-	-
2007	3	(1)	-	-	-	-	-	-	-	-	-	-	-	-	-	4,940
2008 (to present)	7	(1)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total 1998 - 2008	60	-	37,122	8,690	-	(2,569)	-	-	-	-	-	-	-	(15,640)	-	35,941
Total 2004 - 2008	42	(4)	600	-	-	(2,569)	-	-	-	-	-	-	-	(15,640)	-	35,941
Growth Share 2004-2008	8.4	(0.80)	0.11	-	-	(0.51)	-	-	-	-	-	-	-	(1.6)	-	Exclude
Jobs 2004-2008			1.7	-	-	(8.2)	-	-	-	-	-	-	-	(25.0)	-	-
TOTAL Growth Share 2004-2008 (in Affordable Units)	7.6	(1.97)	5.6													

Source: Borough of Waldwick Building Dept. and New Jersey Division of Codes and Standards

Note: Figures in () represent residential and non-residential deductions/demolitions. The four (4) reported residential deductions are the result of fire or occurrences in which a residential unit was removed, reconstructed and reoccupied by the same owner per COAH rules. The non-residential demolitions were occupied within a year prior to demolition per COAH rules.

Note: It should be noted that 11 residential units (*not included within the 42 units listed in the table above*) that received COs in 2005 were part of the Wayne Court Development, a project within the Borough’s Second Round affordable plan. The Borough’s affordable component for this project was proposed by way of a three-unit RCA that was not approved and cannot be completed per P.L.2008, c.46. Instead, the Borough has purchased a foreclosed dwelling at 101 Wyckoff Avenue, and proposes to utilize these RCA monies to fund a two-unit minimum and four-unit maximum market to affordable project to be renovated and administered by Habitat for Humanity. Since the affordable units are to be constructed off site, NJAC 5:97-2.4 requires that the 11 onsite market units be counted toward growth share. The Borough respectfully requests that the Third Round COAH requirement generated from the development be waived. The site was part of the Borough’s Second Round Plan, and under a completely different set of COAH rules. Further, the Borough has successfully provided a means in which to construct these units. To apply these units toward the Borough’s growth share induces “double counting” and undue hardship upon the Borough, as an affordable obligation was already determined and provided. Similarly, the Borough requests that COAH waive the growth share requirement connected to the approximately 31,000 square feet of non-residential development constructed in the Third Round within Block 154, Lot 35.01. The development site is also within the Borough’s Second Round Plan, and the six RCA units proposed for the site were approved by COAH well before any of COAH’s rules attributed an affordable obligation to non-residential development. Thus, calculation of growth share for this development would also constitute double counting and undue hardship upon the Borough, as the development is a Second Round site and part of a completed RCA.

D. Borough of Waldwick – Adjustment of Residential and Employment Projections

As discussed, the Borough of Waldwick’s Third Round COAH baseline affordable obligation is 70.1 affordable units. However, the Borough contends that due to the scarcity of land available for residential and non-residential development, actual growth could not realistically generate this number of affordable units. First, the amount of developable land has even further decreased since completion of the prior round vacant land adjustment in the 1990s, and the character of Waldwick is still that of a developed and established suburban community (84% of the housing stock are single-family detached dwellings, 88% of dwelling units are owner occupied and only 2% of dwelling units are vacant). Moreover, United States Census data from the year 2000 indicated a 1% decrease in population in the Borough between 1990 and 2000. This may in part be due to the Borough’s aging popu-

lation, however, it also points to the lack of available land. Considering a 7% population increase in Bergen County during the same time period, it is fair to assume that the population would have increased in Waldwick as well if land were available for development.

In regard to anticipated future non-residential development, the amount of developable commercial land is similarly non-existent. Considering that commercial districts in Waldwick are established and generally contain convenience retail to serve the largely residential population, it is anticipated that if any Third Round non-residential development occurs, it will occur by way of additions or alterations to existing commercial properties. With little expected change in the overall population and demographics of the Borough throughout the remainder of the Third Round, it seems unlikely that a drastic expansion of the non-residential market is on the horizon in Waldwick.

Table 16, Waldwick Actual Growth and Adjusted Residential and Employment Projection provides a summary of the Borough's Third Round growth share obligation, which per COAH rules consists of the Borough's actual growth share (January 1, 2004 to the present), and the Borough's adjusted residential and employment projection. After analysis of available and developable parcels within the Borough, **Waldwick's adjusted residential and employment projection generates a growth share obligation of 7.5 units. Thus, the Borough's overall adjusted COAH growth share for the Third Round, including actual growth share, is 13 units (5.6 actual growth + 7.5 adjusted growth).** As the combined actual and adjusted growth share is less than the COAH baseline projection by greater than 10%, according to COAH's rules, the number can be utilized to support the Borough's petition for substantive certification. In the event that the Borough's actual growth exceeds the adjusted residential and employment growth projection, the Borough proposes to provide additional growth share opportunities through the utilization of development fees and/or potential market to affordable units per 5:97-5.7.

Table 16. Waldwick Actual Growth and Adjusted Residential and Employment Projection

<i>Borough of Waldwick Actual Growth Calculation (2004-2008)</i>				
Residential 04-08		Non-Res 04-08	=	Total
7.6	+	-1.97	=	5.6
<i>Borough of Waldwick Adjusted Residential and Employment Projection</i>				
Residential		Non-Res	=	Total
6.3	+	1.2	=	7.5
<i>Total Third Round Growth Share</i>				13.1

Source: Borough of Waldwick

See the appendix of this document to view the entirety of the Borough's adjusted residential and employment analysis.

Note: The DiPippo Farm property, a Second Round inclusionary development approved for 55 market rate units with seven affordable units built onsite and four RCA units, has begun construction, but is yet to receive final COs. The four-unit RCA is not completed and approved by COAH, and cannot be completed per P.L.2008, c.46. Further, per NJAC 5:97-2.4, COAH requires a growth share obligation as the units were conceived for off site development. The Borough respectfully requests that the Third Round growth share generated from the development be waived. As such, the Borough has not included the growth share to be generated from this project within its adjusted calculation to 2018. The site was part of the Borough's Second Round Plan and under a completely different set of COAH rules. To apply these units toward the Borough's growth share induces "double counting" and undue hardship upon the Borough for a site in which an affordable obligation was already determined and provided. The Borough reserves the right to request that the developer of the DiPippo Site construct the four RCA units on the property or in another location within the Borough, which would eliminate any Third Round growth share and fulfill the Borough's Second Round requirement.

5. THIRD ROUND AFFORDABLE HOUSING PLAN

A. Prior Round History

The Borough of Waldwick received substantive certification from COAH on September 6, 2000 as a result of a petition for substantive certification filed August 20, 1997. The Borough did not petition COAH during the first round and was subject to litigation that reached Bergen County Superior Court. The matter was settled by a consent judgment on September 30, 1996, through which the Borough rezoned the parcel owned by the litigant for increased density and received funds for a Regional Contribution Agreement (RCA) of four units.

COAH calculated the Borough of Waldwick's 1987 through 1999 precertified need as 91 units. This included a new construction component of 81 units and a rehabilitation component of ten units. The Borough included a vacant land adjustment as part of its COAH petition. The vacant land adjustment analyzed all vacant land within the Borough exceeding one half acre. In total, 22 sites were identified and further analyzed to determine suitability and realistic development potential (RDP). Of these 22 sites, four properties were determined as suitable locations for the provision of affordable housing. As a result of the vacant land adjustment, COAH lowered the Borough's new construction obligation from 81 units to 32 units. It should be noted that the vacant land adjustment should not be regarded as a 49-unit reduction in Waldwick's affordable obligation. Rather, the prior round vacant land adjustment was completed in order to determine the realistic development potential (RDP) for the Borough based on remaining developable land.

As a means to capture unmet need, the Borough adopted and continues to administer a development fee ordinance (the ordinance was recently amended to comply with COAH's most current regulations regarding development fees). At the time of COAH certification in the year 2000, COAH staff concurred that the development fee ordinance adopted by the Borough was a sufficient mechanism to address the Borough's 49-unit unmet need generated by way of the vacant land adjustment.

B. Amendment to Second Round Housing Plan

COAH regulations permit municipalities to receive credit for affordable housing activity completed during the prior round as long as these units are verified by the Borough. Although the Borough has satisfied the majority of components included within its Second Round Plan, the recent adoption of P.L.2008, c.46 has eliminated the Borough's ability to receive credit for any incomplete RCA units.

The Borough received COAH approval for ten of the 17 proposed RCA units within its previous Second Round submission that received COAH substantive certification on September 6, 2000. The Borough's completed and approved RCAs include, six units transferred from Block 154, Lot 35.01, and four units transferred from the White Pond Landing site located at Block 154, Lots 14, 15, 16, and 33. The Borough has not received COAH approval for four RCA units within the DiPippo Farm

(Block 163.08, Lots 15, 17 & 18) and three RCA units as part of Wayne Court (Block 18.01, Lot 36). In order to properly fulfill the Borough's Second Round affordable requirement, the Borough proposes that affordable credit previously granted for these seven RCA units be satisfied by way of the following:

1. DiPippo Farm site - The development was originally approved for 55 units, with seven onsite affordable units and four units transferred by RCA agreement. As the four RCA units cannot be completed as originally proposed, the Borough proposes to request that the developer either construct four additional units onsite or within another area of the Borough to satisfy the obligation.
2. Wayne Court site - The Borough has purchased a foreclosed multiple-unit dwelling at 101 Wyckoff Avenue and proposes to utilize the former RCA monies to be transferred from Wayne Court to fund the purchase. In place of these funds, the Borough proposes development of a minimum two-unit and a maximum four-unit market to affordable development on the site. The Borough has already received a spending plan waiver from COAH to utilize monies within its existing affordable housing trust fund for this opportunity. The Borough proposes to retain COAH credit for these units as part of a market to affordable program in which the units will be made available as affordable for-sale units. The Borough has also received a commitment from Habitat for Humanity to renovate and administer the units with 100-year affordability controls.

It should be noted that in the event the proposed market to affordable project does not occur on the site as anticipated, the Borough reserves the right to work toward completion of a municipally sponsored construction project on the site. It is anticipated that such a project could potentially generate COAH credit for both the Borough's remaining Second Round obligation and a portion of its Third Round obligation. This option, which would require demolition rather than renovation of the units, will be described in greater detail within the section discussing the Borough's Third Round plan. The site, on a major Borough arterial, is currently connected to sewer and other utilities and does not contain environmental constraints. The multiple-unit dwelling, which occupies a property within the Borough's R-1 Single-Family Residential District, is an existing non-conforming use and would require Zoning Board of Adjustment approval for development of the project.

The Borough hereby amends its Second Round Housing Plan in accordance with Table 17, Amended Second Round Housing Plan. The table includes an analysis of the way in which the Borough proposes to complete its prior round affordable housing obligation of 32 units for the period 1987 to 1999. The Borough contends that it is eligible to receive a minimum six and maximum eight surplus credits by way of the proposal. It should also be noted that seven of the ten units required as part of the Borough's prior round rehabilitation component were completed by way of funds from the Bergen County Home Improvement Program. Much of the information indicated above and within the following table was acquired from the June 29, 2000 COAH compliance report for the Borough of Waldwick.

Table 17. Amended Second Round Housing Plan

Affordable Obligation 32 Units (81 units – 49 unit vacant land adjustment = 32)			
Reductions Credits and Adjustments (15 units)			
<u>Development</u>	<u>Type</u>	<u>Affordable Units</u>	<u>Rental Bonus</u>
Riverside Condominium	Affordable Units	7 units built	
Bergen Mental Healthcare	Low Income Group Home	4 rooms (rental units)	4 bonus
Total		11	4
Additional Construction/RCA (24 units)			
Block 154, Lot 35.01	Affordable Units	6 unit RCA	
DiPippo Farm (Block 163.08, Lots 15, 17 & 18)	Affordable Units RCA	7 units onsite 4 unit RCA*	
101 Wyckoff (Block 128, Lot 54) <i>Utilizing RCA funds from: Wayne Court (Block 18.01, Lot 36)</i>	Affordable Units	2 to 4 market to affordable units utilizing previous RCA funds** (Habitat for Humanity)	
White Pond Landing (Block 154, Lots 14, 15, 16, and 33)	RCA Bayonne	4 unit RCA (rental units)	
Total		23 to 25	0

*The DiPippo Farm is approved for inclusionary development, but the RCA proposed in the Borough's Second Round Plan is not approved and cannot be completed per P.L.2008, c.46. The Borough reserves the right to request that the developer construct the remaining four units on the DiPippo Site, or at another location in the Borough.

** The RCA proposed in the Borough's Second Round Plan for Wayne Court is not approved and cannot be completed per P.L.2008, c.46. The Borough has purchased a foreclosed dwelling at 101 Wyckoff Avenue and proposes to use the funds previously set aside for RCA transfer to fund the purchase. The Borough has received a commitment from Habitat for Humanity to renovate and administer a minimum of two and a maximum of four units with 100-year affordability controls.

Affordable Obligation (Prior Round 1987 through 1999)	COAH Obligation	Affordable Units	Surplus Units
New Construction	32	38 to 40	6 to 8
Rehabilitation	10	7	N/A

Rental Component

COAH calculated an eight-unit prior round rental obligation for the Borough of Waldwick based upon the 32-unit RDP. Four of the eight units were addressed by way of the Bergen County Mental Healthcare group home. The remaining four units were addressed by way of a COAH approved RCA completed with the City of Bayonne.

C. Third Round Affordable Obligation

The Borough of Waldwick's Third Round affordable housing obligation consists of three parts: 1) rehabilitation share, 2) fulfillment of a prior round affordable housing obligation, and 3) Third Round growth share.

As discussed above, the Borough's vacant land adjustment is still relevant to the Second Round, and Waldwick is only obligated to provide certification for 32 affordable units by way of its prior round vacant land adjustment, which still stands. The Borough has proposed an amendment to its Second Round Plan in order to meet its prior round affordable obligation. In addition, the Borough is eligible for a minimum of six and a maximum of eight surplus units toward the Third Round.

Within the section on the Borough's adjusted residential and employment projections, it was indicated that the Borough's Third Round growth share can be adjusted downward from COAH's baseline projection of 70.1 units (from Appendix F of the COAH rules) to an adjusted residential and employment projection of 13 units (actual growth share of 5.6 units + adjusted buildout of 7.5). As discussed, if the Borough's actual growth exceeds the adjusted residential and employment growth projection, the Borough proposes to provide additional Third Round growth share opportunities through the utilization of development fees and/or potential market to affordable units per 5:97-5.7.

The Borough's cumulative affordable obligation for the period 1987 through 2018 is as follows:

Table 18. Recalculated Prior Round & Third Round Affordable Housing Obligation

<i>Affordable Obligation</i>	<i>COAH Obligation</i>	<i>Units Completed</i>	<i>Surplus Units</i>
1. Rehabilitation	26	8	N/A
2. Prior Round Recalculated Need	32	38 to 40	6 to 8
3. Third Round Growth Share	13	N/A	N/A

1. Rehabilitation Share

The Borough of Waldwick received credit for a total of seven rehabilitated dwelling units prior to April 1, 2000 as part of the Borough's prior round rehabilitation share of ten units. Unlike the new construction obligation, the rehabilitation obligation is not a cumulative obligation from the prior rounds. The Borough's Third Round rehabilitation share is 26 units, as calculated by way of the 2000 Census. Thus, any units rehabilitated in Waldwick after April 1, 2000 can be credited against the Borough's Third Round obligation. Since April 1, 2000, the Bergen County Home Improvement Program has awarded eight low interest home improvement loans for the rehabilitation of dwelling units in Waldwick (See Table 19, Rehabilitated Units since April 1, 2000). COAH rules require that in order to receive credit for Third Round rehabilitated units, a minimum of \$10,000 per unit must be spent. Although two rehabilitated units in Waldwick received a loan below \$10,000, the overall average expenditure per unit in the Borough is approximately \$13,500.

Table 19. Rehabilitated Units since April 1, 2000

ADDRESS	BLOCK	LOT	(\$)	# OF UNITS	YEAR	Funds Expended
26 Centre Street	16	9	\$11,675.00	1	8/10/00	\$11,675 - Bergen County Home Improvement Program
40 Douglass Street	72.02	53	\$14,110.00	1	2/21/01	\$14,110 - Bergen County Home Improvement Program
118 Bergen Avenue	36	42	\$8,920.00	1	3/9/01	\$8,920 - Bergen County Home Improvement Program
7 MacDonald Court	72.04	47	\$16,250.00	1	8/8/01	\$16,250 - Bergen County Home Improvement Program
32 Dora Avenue	19	6	\$17,500.00	1	11/21/02	\$17,500 - Bergen County Home Improvement Program
99 Franklin Turnpike	74	5	\$11,600.00	1	6/6/03	\$11,600 - Bergen County Home Improvement Program
78 W. Prospect Street	128	43	\$17,500.00	1	5/7/04	\$17,500 - Bergen County Home Improvement Program
101 E. Prospect Street	41	56	\$9,900.00	1	7/10/06	\$9,900 - Bergen County Home Improvement Program
Total			\$107,455.00	8		
Average Expenditure/Unit			\$13,431.88			

2. Prior Round Obligation

As discussed previously, the Borough is proposing to amend its Second Round Plan in order to properly fulfill its 32-unit prior round affordable obligation. In addition, the Borough is eligible to transfer a minimum of six and a maximum of eight surplus units to the Third Round.

3. Third Round Growth Share Plan – New Construction Obligation

The Borough of Waldwick's Third Round adjusted growth share obligation is 13 units. However, if the Borough's actual growth exceeds the adjusted residential and employment growth projection, the Borough proposes to provide additional growth share opportunities through the utilization of development fees and/or potential market to affordable units per 5:97-5.7. Although the Borough's plan includes six to eight surplus units, the Borough proposes to fulfill the remainder of its affordable obligation by way of the following scenarios:

1. Zoning Board of Adjustment Approval – One Unit **(112 Franklin Turnpike; Block 105, Lots 44, 46 and 48)**

The applicant received approval to demolish two existing dwellings located within Lots 44 and 46 in order to construct a multi-family/office addition to the existing professional office building in Lot 48. One of the proposed upper floor apartment units is to be constructed as an affordable. The site is located on Franklin Turnpike, a busy thoroughfare near the center of Waldwick and accessible to public transportation connections. Although located within a residential zone, various office conversions have occurred within the immediate area of the development. The applicant's approval included a two-story addition to the existing structure on Lot 48 with four, two-unit apartments on the second floor, and additional office space on the first floor. The site contains no environmental constraints, is connected to sewer and other utilities, and is currently under construction.

2. Options 2a and 2b – Remainder of Third Round Need

The Borough anticipates that the following two affordable housing strategies may be utilized in meeting the remainder of its Third Round obligation. These strategies may be developed in combination, or individually as may be required to meet the Borough's obligation. The Borough proposes that all regulations of COAH and/or the Uniform Housing Affordability Controls (UHAC) shall be met, including the affirmative marketing and administration of the units, required low/moderate income split, bedroom distribution, and affordability controls. At the appropriate time, the Borough will provide documentation pertaining to funding and construction schedule.

2a. Supportive and Special Needs Housing

As an option to fulfill the remainder of its Third Round obligation, the Borough proposes to utilize supportive and special needs housing on a site yet to be selected pursuant to 5:97-6.10 of the COAH rules. According to COAH, such facilities include but are not limited to, "residential health care facilities as licensed and/or regulated by DCA or the New Jersey Department of Health and Senior Services if the facility is located with, and operated by, a licensed health care facility; group homes for people with developmental disabilities and mental illness as licensed and/or regulated by the New Jersey Department of Human Services; permanent supportive housing; and supportive shared living housing. Long term health care facilities including nursing homes, and Class A, B, C, D, and E boarding homes do not qualify as supportive and special needs housing." Upon determination of a site, the Borough will provide all requisite information to COAH demonstrating site suitability, site control, developer's agreements and project funding per 5:97-6.10(e).

2b. Municipally Sponsored and 100 Percent Affordable Programs (101 Wyckoff Avenue; Block 128, Lot 54)

An additional option for the Borough in meeting its Third Round affordable obligation is development of a municipally sponsored construction project at 101 Wyckoff Avenue. This is the same site proposed as part of the Borough's Amended Second Round Housing Plan for a minimum of two and a maximum of four market to affordable units. As indicated, the Borough has completed the purchase of an existing multi-unit foreclosed dwelling on the property. In the event that the proposed market to affordable project does not occur on the site as anticipated, the Borough reserves the right to work toward completion of a municipally sponsored construction project on the site. Whereas the proposed market to affordable program includes renovation of the existing structure, a municipal construction project would include demolition of the structure with a potential to construct more units on the property than would be possible with a renovation project due to the "inefficient layout" of the existing dwelling. It is anticipated if option 2b. is chosen, COAH credit for the development will be

utilized to fulfill both the Borough's Second and Third Round obligation. In addition, it is anticipated that the Borough will contract with an affordable housing developer to construct such project. As discussed, the subject site is located on a major Borough arterial, is connected to sewer and other utilities, and does not contain environmental constraints. Considering that the property is located within the Borough's R-1 Single-Family Zone, any multi-unit proposal would require use variance approval from the Zoning Board of Adjustment.

- **Rental Component**

As per COAH rules, the Borough is obligated to provide rental units equal to 25% of its 13-unit Third Round affordable obligation (four units). The Borough proposes to satisfy the four-unit rental component within either the proposed supportive and special needs housing and/or municipally sponsored construction projects.

- **Very Low Income Component**

COAH requires that 13%, or two units of the Borough's overall 13-unit affordable obligation be set aside for very low income residents (units accessible to persons making 30% or less of the median gross household income of COAH Housing Region 1, or approximately \$17,300). The Borough proposes that two of the required very low income units will be provided either within the proposed supportive and special needs housing and/or municipally sponsored construction projects.

Table 20. Borough of Waldwick - Third Round Growth Share Plan

<u>Development</u>	<u>Type</u>	<u>Affordable Units</u>
Surplus Credits from Second Round	Affordable	6 to 8
Zoning Board Approval (Block 105, Lots 46, 47 and 48)	Affordable	1
To be determined	Supportive and Special Needs Housing or Municipal Construction	Remaining Need
Total		13
<u>Third Round Rental Obligation</u>	<u>Type</u>	<u>Units</u>
To be determined	Supportive and Special Needs Housing or Municipal Construction	4
Total (25% of obligation)		4
<u>Third Round Very Low Income Obligation</u>	<u>Type</u>	<u>Units</u>
To be determined	Supportive and Special Needs Housing or Municipal Construction	2
Total (13% of obligation)		2

D. Water and Sewer Capacity

Each of the proposed affordable mechanisms addressed in the Borough's Third Round Plan, is located on a property accessible to existing water and sewer connections.

E. Development Fee Ordinance and Spending Plan

The Borough of Waldwick adopted a development fee ordinance to establish standards for the collection, maintenance and expenditure of development fees for low and moderate-income affordable housing pursuant to COAH regulations within the Borough of Waldwick. The Borough has revised its development fee ordinance to permit the collection of residential development fees equal to 1.5% of the equalized assessed value for development, with a permitted maximum development fee of 6% in the event of a "d" variance. In accordance with P.L.2008, c.46, non-residential development fees may only be collected at a rate equal to 2.5% of the equalized assessed value for development. The development fee ordinance applies to all residential and non-residential development in all zones.

In regard to residential development, fees exceeding those permitted under the development fee ordinance may be collected where an agreement is entered into, by which the developer offers a financial incentive for paying higher fees. This agreement must be approved by COAH. Further, developers within the AH Zoning District are eligible to pay a fee in lieu of constructing low or moderate income housing units.

Pursuant to *NJAC 5:97-8.10* within COAH's Third Round regulations, Waldwick is required to create a detailed spending plan that highlights projected development fee revenue and expenditures. Currently, Waldwick has \$253,858 in the Borough development fee trust account. However, it is anticipated that expenses needed for the proposed market to affordable project and other affordable units are anticipated to create an initial spending plan deficit and a potential long-term deficit. Looking forward to 2018, it is anticipated that the Borough will add another \$231,125 in development fees related to potential development projects. The \$231,125 figure is based upon the following assumptions: (1) that 31 units eligible for the collection of development fees will be constructed over the next 10 years; (2) at an average value of \$450,000 per dwelling, the required 1.5% development fee for residential construction will generate approximately \$209,250 in development fee revenues ($31 \times \$450,000 = \$13,950,000 \times 1.5\% = \$209,250$); (3) that roughly 7,000 square feet of non-residential development eligible for the collection of development fees will occur over the next 10 years; and (4) at an average value of \$125 per square foot, the required 2.5% development fee for non-residential development will generate approximately \$21,875 in development fee revenues ($7,000 \text{ sf} \times \$125/\text{sf} = \$875,000 \times 2.5\% = \$21,875$).

The revenue generated by way of the development fee ordinance will be utilized specifically to pay off the deficit for the purchase of 101 Wyckoff, and where possible provide funding for the provision of proposed supportive and special needs housing or municipal construction per *NJAC 5:97-8.7*. Considering the need to fund these additional affordable units by 2018, even the collection of all potential development fee revenues may result in a deficit. Of course, if any remaining funds exist, these will be expended pursuant to *NJAC 5:97-8.8* and *8.9* such that at least 30% of these remain-

ing funds are available to render units more affordable to low- and moderate-income households, and that no more than 20% of development fee revenues are available for administrative purposes (e.g., prepare a Housing Element and Fair Share Plan, and/or an affirmative marketing plan). In the event the Borough experiences a shortfall in funds that is not covered by development fees or outside County, State or Federal sources, the Borough will adopt a resolution of intent to bond to bridge the gap.

Table 21. Estimated Third Round Development Revenue and Expenditures

<i>SPENDING PLAN CALCULATION SUMMARY</i>		
EXISTING BALANCE		\$253,858
Funds for acquisition of 101 Wyckoff (Market to Affordable Program within Amended Second Round Plan; or option 2b. Third Round Plan)	-	\$260,000
Funds toward construction of affordable units on DiPippo Site (Amended Second Round Plan)	-	\$70,000
Funds for Bergen County to Administer Affordable Units (\$500 per year)	-	\$500
Funds set aside for completion of Third Round Plan	-	\$8,184
OPERATING DEFICIT (2009)	=	(\$84,826)
Funds for Bergen County to Administer Affordable Units (\$500 per year through 2013)	-	\$2,000
OPERATING DEFICIT (2013)	=	(\$86,826)
POTENTIAL DEVELOPMENT FEES COLLECTED 2009 THROUGH 2013 (50% OF ANTICIPATED FEES)	+	\$115,563
POTENTIAL REVENUE 2009 THROUGH 2013 (50% OF ANTICIPATED FEES)	=	\$28,737
Funds for Bergen County to Administer Affordable Units (\$500 per year through 2018)	-	\$2,500
Funds for proposed supportive and special needs housing or municipal construction (Third Round Plan)	-	\$200,000
POTENTIAL DEVELOPMENT FEES COLLECTED 2013 THROUGH 2018 (50% OF ANTICIPATED FEES)	+	\$115,563
OPERATING DEFICIT (2018)	=	(\$58,201)

F. Affordable Housing and Affirmative Marketing Plan

Section 97.21.1 of the Borough of Waldwick zoning ordinance regulates affordable housing for all inclusionary developments within the Borough. The section includes a variety of affordable housing regulations including information regarding low/moderate income split, bedroom distribution, unit phasing, income eligibility standards, sales and rental requirements, and various other affordability controls.

Section 97.21.1 also includes language regarding the Borough's Affirmative Marketing Plan for all inclusionary housing developments within Waldwick. As such, the Borough of Waldwick, direct developers/sponsors, or any applicable outside agency shall have primary responsibility for developing and implementing an Affirmative Marketing Program per COAH rules. The Borough, developer or outside agency shall actively market inclusionary units to appropriate representative groups, screen potential residents, offer occupancy and select income eligible households accordingly. If necessary, the Borough/developer shall utilize resources associated with Bergen County to assure proper marketing of affordable units.

G. Progress and Monitoring Periods

Pursuant to COAH rules the Borough of Waldwick is required to complete annual monitoring in regard to its inventory of affordable units, and the amount of money within its affordable housing trust fund. Further, COAH also requires "biennial monitoring" of actual growth share in order to compare the Third Round predicted growth share projection with actual COs granted. If the projected growth share obligation within the Fair Share Plan differs from the actual number of units constructed and awarded COs, the Borough may be required to amend its Housing Element and Fair Share Plan to meet these standards.

H. Summary and Implementation Schedule

The Borough of Waldwick proposes to amend its Second Round Plan in order to fulfill its 32-unit prior round affordable obligation. In the amendment, the Borough proposes to utilize the funds from an incomplete RCA at Wayne Court to fund a minimum two unit and a maximum four unit market to affordable project at 101 Wyckoff Avenue renovated and administered with 100 year affordability controls by Habitat for Humanity. The Borough has already received a spending plan waiver from COAH in order to utilize RCA funds for the market to affordable project. In addition, the Second Round amendment proposes that four RCA units previously proposed for transfer from the DiPippo Farm site instead be constructed onsite or within another area of the Borough.

In terms of Waldwick's required rehabilitation share, the Borough anticipates continued funding from the Bergen County Home Improvement Program for the ongoing rehabilitation of units. The Borough proposes to fulfill its 13-unit Third Round growth share obligation through the application of (1) six to eight surplus credits from its Second Round COAH Plan, (2) by way of one affordable unit within an existing approved development, and (3) by way of either supportive and special needs housing units within a site yet to be determined, or a municipally sponsored 100 percent affordable project at 101 Wyckoff Avenue for the remaining affordable housing need (if the proposed Second Round market to affordable project does not occur as anticipated). As discussed, the Borough's 13-unit adjusted residential and employment projection is less than COAH's 70.1-unit baseline affordable projection by greater than 10%, and per COAH rules, may be selected to address the Borough's Third Round Fair Share obligation.

Table 22, Projected Borough Affordable Housing Implementation Schedule provides the timeline by which the Borough anticipates each of the proposed Second Round amendments and proposed Third Round affordable housing programs to be complete. It is anticipated that the remainder of the Borough's Third Round obligation will be completed near the end of the Third Round Planning period because the Borough will need an accumulation of development fee funds in order to fund any affordable projects.

Table 22. Projected Borough Affordable Housing Implementation Schedule

Program	Number of Units	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Second Round Obligation											
Market to Affordable Program (101 Wyckoff Avenue)		2 to 4									
DiPippo Farm Site (Units to be constructed onsite or elsewhere within the Borough)					4						
Total units needed for Amended Second Round Plan	7										
Third Round Obligation											
Surplus Units from Second Round	6 to 8										
Zoning Board Approval (Block 105, Lots 46, 47 and 48)		1									
Supportive and Special Needs Housing or Municipal Construction (Site to be determined)								Remaining need			
Total units needed for Third Round Plan	13										

Appendix

1. COAH Workbook C

(Includes inventory of residential and non-residential sites utilized in adjusted residential and employment growth projection)

2. Map: Borough of Waldwick – Private/Municipal Vacant Land Map: Borough of Waldwick – Remaining Vacant Land

Summary of Adjusted Growth Share Projection Based ON Land Capacity **(Introduction to Workbook C)**

Municipality Name: *Borough of Waldwick*

This workbook contains two separate worksheets to be used for determining the projected Municipal Growth Share Obligation. Worksheet A must be completed by all municipalities. The Worksheet is a tool that allows the user to enter COAH-generated Growth Projections included in Appendix F(2) of the revised Third Round Rules to determine the projected Growth Share Obligation after applying exclusions permitted by N.J.A.C. 5:97-2.4. Municipalities that accept the COAH-generated Growth projections need only use Worksheet A.

[Click Here to complete Worksheet A](#)

Municipalities seeking to request a downward adjustment to the COAH-generated growth projections may do so by providing a detailed analysis of municipal land capacity. After completing this analysis, the growth projections may be lowered if the resulting growth share obligation results in a figure that is at least 10 percent lower than the projected Growth Share Obligation that would result from the COAH-generated growth projections. Actual growth must first be determined using the Actual Growth worksheet. A growth projection adjustment may only apply to any remaining growth.

[Click Here to Enter Actual Growth to Date](#)

[Click Here to Complete the Residential Parcel Inventory and Capacity Analysis](#)

[Click Here to Complete the Non-Residential Parcel Inventory and Capacity Analysis](#)

Summary of Worksheet Comparison

	COAH Projected (From Worksheet A)	Growth Share Based on Municipal Capa (From Worksheet C)
Residential Growth	223	73.5
Residential Exclusions	0	4 *
Net Residential Growth	223	69.5
Residential Growth Share	44.6	13.9
Non-Residential Growth	408	-12.2
Non-Residential Exclusions	0	0
Net Non-Residential Growth	408	-12.2
Non-Residential Growth Share	25.5	-0.8
Total Growth Share	70.1	13.1

**Residential deductions from Actual Growth Share*

Growth Projection Adjustment - Actual Growth

Municipality Name: ***Borough of Waldwick***

Actual Growth 01/01/04 to Present					
Residential Cos Issued	42				
		Square Feet Added (COs Issued)	Square Feet Lost (Demolition Permits Issued)	Jobs/1,000 SF	Total Jobs
Non-residential CO's by Use Group					
B		2148	1548	2.8	1.7
M				1.7	0.00
F				1.2	0.00
S				1	0.00
H			15640	1.6	-25.02
A1				1.6	0.00
A2			2569	3.2	-8.22
A3				1.6	0.00
A4				3.4	0.00
A5				2.6	0.00
E				0	0.00
I				2.6	0.00
R1				1.7	0.00
Total		2,148	19,757		-31.6

[Return to Growth Projection Adjustment Summary Screen](#)

[Proceed to Inventory of Vacant Residential Land](#)

[Proceed to Inventory of Vacant Non-Residential Land](#)

Growth Projection Adjustment - Residential Parcel Inventory

Block	Lot	Address	Owner	SDRP		Urban Center (Y/N)	Sewer Service Area (Y/N)	HUC 11 NO 3 Density	Total Acreage	Constrained Acreage	Constraint Description	Remaining Buildable Acreage	Density (Units/Ac)	Capacity (Units)
				Planning Area	Area									
3.00	1.00	SUMMIT AVENUE	WALDWICK BORO	PA1	N	N	Y		0.1033			0.1033	0.0	Insufficient size
6.00	70.01	MOORE AVE. REAR	BOROUGH OF WALDWICK	PA1	N	N	Y		0			0	0.0	Insufficient size; undevelopable (as per GIS)
11.00	18.02	47A BERGEN AVENUE	SKORUPA, MICHAEL & LAURA	PA1	N	N	Y		0.1494			0.1494	1.0	Subdivided for 1F Dwelling
18.04	20.00	PLAY AREA EMMET PL	BORO OF WALDWICK	PA1	N	N	Y		1.12			1.12	0.0	Play Area Emmet Pl.
20.00	54.00	EAST PROSPECT STREET	TAVITIAN, MELANIE	PA1	N	N	Y		0.0992			0.0992	0.0	Insufficient size
22.00	1.00	WALDWICK AVENUE	TAVITIAN, DAWN	PA1	N	N	Y		0.1113			0.1113	0.0	Insufficient size
26.00	5.00	52 NORDHAM STREET	TERLEMEZIAN, ARAM D & NELLIE	PA1	N	N	Y		0.277			0.277	1.0	Approved for 1F Dwelling
29.00	17.00	ASTOR PLACE	WALDWICK BORO	PA1	N	N	Y		0.263			0.263	0.0	Utility; Water Switching Station
38.00	46.00	117 MANHATTAN AVENUE	HOCTOR,DANIEL J & BETTY B/ ETALS	PA1	N	N	Y		0.1722			0.1722	1.4	Vacant and buildable lot
42.00	43.00	EAST PROSPECT STREET	BORO OF WALDWICK	PA1	N	N	Y		0.0459			0.0459	0.0	Insufficient size
44.00	39.00	DONALD PLACE	DAVIS, THOMAS & EILEEN	PA1	N	N	Y		0.025			0.025	0.0	Insufficient size/part of rear lot of existing 1F dwelling
44.00	40.00	DONALD PLACE	FIORDALISI,NELSON & CARLISLE,C.	PA1	N	N	Y		0.0436			0.0436	0.0	Insufficient size/part of rear lot of existing 1F dwelling
44.00	41.00	DONALD PLACE	IORE, ALFRED A. & BARBARAA.	PA1	N	N	Y		0.039			0.039	0.0	Insufficient size/part of rear lot of existing 1F dwelling
44.00	43.00	DONALD PLACE	RICHARDS, DAVID B & CAROLINE W	PA1	N	N	Y		0.0367			0.0367	0.0	Insufficient size/part of rear lot of existing 1F dwelling
44.00	44.00	DONALD PLACE	EARL, ROBERT P.C.&MERYL L.	PA1	N	N	Y		0.0367			0.0367	0.0	Insufficient size/part of rear lot of existing 1F dwelling
44.00	45.00	DONALD PLACE	MCNERNEY, DENNIS & CATHERINE	PA1	N	N	Y		0.0436			0.0436	0.0	Insufficient size/part of rear lot of existing 1F dwelling
44.00	46.00	DONALD PLACE	DITMARS, FRED L & M L	PA1	N	N	Y		0.0629			0.0629	0.0	Insufficient size/part of rear lot of existing 1F dwelling
44.00	47.00	ASSESSED IN HOHOKUS	VAN VLIET, JACQUELYNN C	PA1	N	N	Y		0.017			0.017	0.0	Insufficient size/part of rear lot of existing 1F dwelling
53.00	38.00	LINCOLN PLACE	BOROUGH OF WALDWICK, A MUNICIPAL CO	PA1	N	N	Y		0.0574			0.0574	0.0	Insufficient size
64.00	1.00	BERGEN AVENUE	WALDWICK BORO MUNICIPAL BLDG	PA1	N	N	Y		0.0086			0.0086	0.0	Insufficient size
64.00	35.00	LINCOLN PLACE	WALDWICK BORO	PA1	N	N	Y		0.0086			0.0086	0.0	Insufficient size
65.00	1.00	LINCOLN PLACE	WALDWICK BORO MUNICIPAL BUILDING	PA1	N	N	Y		0.0086			0.0086	0.0	Insufficient size
66.00	25.00	MANHATTAN AVENUE	WALDWICK BORO	PA1	N	N	Y		0.0086			0.0086	0.0	Insufficient size
72.04	56.02	MACLAREN COURT REAR	WALDWICK BORO	PA1	N	N	Y		0.0643	0.089		-0.0247	0.0	Insufficient size/Landlocked/Environmental constraints
73.00	3.03	37-39 MALCOLM STREET	BOROUGH OF WALDWICK	PA5	N	N	Y		12.5	0.5		12	0.0	Brookview Park (Green Acres)
73.00	3.04	WEST SADDLE RIVER ROAD	BORO OF WALDWICK	PA5	N	N	Y		0.0574	0		0.0574	0.0	Insufficient size/Environmental constraints
73.00	4.00	21 WEST SADDLE RIVER RO, FARRELL(EXECS)S.C/O BANK OF AMERICA		PA5	N	N	Y		1.25	0		1.25	0.0	No Road access/Environmental constraints
73.00	5.00	WEST SADDLE RIVER ROAD	BEDDIGES,FRED J & JANE MARY	PA5	N	N	Y		0.5	0		0.5	0.0	No Road access/Environmental constraints
73.00	6.00	WEST SADDLE RIVER ROAD	HARDESTY, BRUCE J & DEBORAH R	PA5	N	N	Y		1	0		1	0.0	No Road access/Environmental constraints
73.00	7.00	9 EAST SADDLE RIVER ROA	MALTESE, ANTHONY J. JR. & CYNTHIA	PA5	N	N	Y		2.25	0		2.25	0.0	No Road access/Environmental constraints
73.00	8.01	ACKERMAN STREET REAR	ARIZ. SERGIO & BRENDA	PA5	N	N	Y		0.75	0		0.75	0.0	No Road access/Environmental constraints
73.00	10.02	MALCOLM ST. WATER DEPT.	BORO OF WALDWICK	PA5	N	N	Y		1.61	0.34		1.27	0.0	Borough Water Department
113.00	10.00	5 LAFAYETTE PLACE	WALDWICK DEVELOPMENT CORP.	PA1	N	N	Y		0.1435			0.1435	1.0	Approved for 1 unit and 682 sf Office
119.00	1.05	WYCKOFF AVE	BORO OF WALDWICK FIREHOUSE NO.2	PA1	N	N	Y		0.84			0.84	0.0	Borough Fire House
120.01	27.00	BARNES DRIVE REAR	KEELEY,DONALD & ROBERTA	PA1	N	N	Y		0.198			0.198	0.0	Portion of rear of 1F lot/Insufficient size

Block	Lot	Address	Owner	SDRP Planning Area	Urban Center (Y/N)	Sewer Service Area (Y/N)	HUC 11 NO 3 Density	Total Acreage	Constrained Acreage	Constraint Description	Remaining Buildable Acreage	Density (Units/Ac)	Capacity (Units)
128.00	42.00	80 WEST PROSPECT STREE'	NJ DEPT OF TRANS C/O DE MARTINI	PA1	N	Y		0.565	0		0.565	0.0	Approved for legal 2F Dwelling as a result of fire; per COAH rules the COAH do not need to be included
128.00	43.00	78 WEST PROSPECT STREE'	ZACCO (ETALS), SAMUEL R	PA1	N	Y		0.2273	0		0.2273	0.0	Owned by 1F dwelling owner/Environmental constraints
130.00	1.00	10 CLINTON PLACE	CANNIZZARO,LINDA C.	PA1	N	Y		0.215			0.215	1.7	Vacant and buildable lot
130.00	4.00	CLINTON PLACE	RICCARDI, JOHN & JENNIE	PA1	N	Y		0.1435			0.1435	1.1	Vacant and buildable lot
130.00	6.00	34 ZAZZETTI ST.	RICCARDI ALBERT	PA1	N	Y		0.1435			0.1435	1.1	Vacant and buildable lot
130.00	15.00	20 ZAZZETTI STREET	DURANTE SARATOGA HOLDINGS L.P.	PA1	N	Y		0.34			0.34	2.7	Vacant and buildable lot
130.00	51.00	59 WANAMAKER AVENUE	VECCHIARELLO,ALPHONSE & TOMASINA	PA1	N	Y		0.2152			0.2152	1.7	Vacant and buildable lot
132.00	16.00	POOL&BLDG HOPPER AV	BORO OF WALDWICK	PA1	N	Y		3	2.42		0.58	0.0	Municipal Pool (Green Acres)
134.00	6.02	MONROE STREET	HUIZING, RUSSELL & MARGARET	PA1	N	Y		0.43			0.43	1.0	Subdivided for 1F Dwelling
134.00	7.03	148 WYCKOFF AVENUE	KOWNACKI, ZBIGNIEW & MARIA	PA1	N	Y		0.6711			0.6711	1.0	Subdivided for 1F Dwelling
134.01	18.00	69 EVERGREEN STREET	COVNEY, GEORGE & MARCELLA	PA1	N	Y		0.113			0.113	0.0	Occupied 1F Dwelling; Assessed in Midland Park/Insufficient size
134.01	19.00	SMITHFIELD ROAD	MCCONVILLE, JAMES T & DOLORES	PA1	N	Y		0.034			0.034	0.0	Assessed in Midland Park/Insufficient size
134.02	14.00	41 HEMLOCK STREET	BENEVENTI, (ETAL/TRUSTES) NORA E.	PA1	N	Y		Assessed in Midland Park			0	0.0	Part of 1F assessed in Midland Park
134.03	1.00	60 EVERGREEN STREET	MOLLICA, VINCENT & KAHWATY, PAULA	PA1	N	Y		0.09			0.09	0.0	Assessed in Midland Park/Insufficient size
134.03	20.00	40 HEMLOCK STREET	ROSS, ROBERT & MARIAN	PA1	N	Y		0.094			0.094	0.0	Assessed in Midland Park/Insufficient size
134.04	15.01	27 FLORAL LANE	RUBERTO,ALFRED	PA1	N	Y		0.065			0.065	0.0	Assessed in Midland Park/Insufficient size
134.04	16.00	FLORAL LANE	HUFNAGEL, GERARD J. & CAROLA A.	PA1	N	Y		0.02			0.02	0.0	Assessed in Midland Park/Insufficient size
134.04	17.00	FLORAL LANE	DAILEY, JAMES E & HELEN	PA1	N	Y		0.069			0.069	0.0	Assessed in Midland Park/Insufficient size
134.04	18.00	CECELIA DRIVE	PISACANE, JOSEPH & ROSE	PA1	N	Y		0.161			0.161	0.0	Assessed in Midland Park/Insufficient size
134.05	9.00	CECELIA DRIVE	MULLEN, JOHN & BRIDGET	PA1	N	Y		0.059			0.059	0.0	Assessed in Midland Park/Insufficient size
134.05	12.00	CRESCENT AVENUE	LANE, JOHN V. & MARGO, L..	PA1	N	Y		0.071			0.071	0.0	Assessed in Midland Park/Insufficient size
135.00	2.01	216 WYCKOFF AVENUE	DURANTE INVESTMENT GROUP	PA1	N	Y		0.48			0.48	1.0	Approved as one unit in 2-unit subdivision
135.00	2.02	214 WYCKOFF AVENUE	DURANTE, RON	PA1	N	Y		0.48			0.48	1.0	Approved as one unit in 2-unit subdivision
135.00	16.01	53 CRESCENT AVENUE	DURANTE, RON	PA1	N	Y		0.344			0.344	1.0	Approved subdivision for 1F unit
135.00	18.00	18 LEE COURT	ROCKET VENTURES	PA1	N	Y		0.402			0.402	1.0	Approved subdivision for 1F unit
135.00	22.00	14 LEE COURT	DURANTE SARATOGA HOLDINS LP	PA1	N	Y		0.387			0.387	1.0	Approved subdivision for 1F unit
135.00	24.00	12 LEE COURT	ROCKET VENTURES	PA1	N	Y		0.342	0.27		0.072	1.0	Approved subdivision for 1F unit
135.00	28.00	8 LEE COURT	ROCKET VENTURES	PA1	N	Y		0.471	0.01		0.461	1.0	Approved subdivision for 1F unit
135.00	31.00	2 LEE COURT	DURANTE,RON	PA1	N	Y		0.458			0.458	1.0	Approved subdivision for 1F unit
143.00	27.00	103 CRESCENT AVENUE	BALDI,CEASAR D	PA1	N	Y		0.582			0.582	4.7	Vacant and buildable lot
148.00	1.00	VET PARK LINDBGH PKY	BORO OF WALDWICK	PA1	N	Y		3.71			3.71	0.0	Veteran's Park (Green Acres)
154.00	34.00	PARK & BLDGS	BORO OF WALDWICK	PA1	N	Y		38.05	8.85		29.2	0.0	Boro Park (Green Acres)
155.00	1.00	PENNINGTON AVENUE	COVLOV,ANTHONY & PATRICIA	PA1	N	Y		0.287			0.287	0.0	Portion of rear of 1F lot
157.00	13.02	24 SHERMAN AVENUE	DE MARTINI,PAUL III	PA1	N	Y		1.717	0.72		0.997	4.0	Approved for 4 unit subdivision
162.01	6.05	ASSESSED IN WYCKOFF	ASSOIAN, RONALD G	PA1	N	Y		Assessed in Wyckoff			0	0.0	Assessed in Wyckoff/Insufficient size
162.01	7.01	ASSESSED IN WYCKOFF	SCIBETTA, JOSEPH & JANET	PA1	N	Y		Assessed in Wyckoff	0.15		0	0.0	Assessed in Wyckoff, No road access from Waldwick
162.01	7.02	ASSESSED IN WYCKOFF	BYRNES,THOMAS J. & DONNA G.	PA1	N	Y		Assessed in Wyckoff	0		0	0.0	Assessed in Wyckoff/Insufficient size/Environmental Constraints
162.01	7.03	ASSESSED IN WYCKOFF	FERRO,ALBERT P & JOAN M	PA1	N	Y		Assessed in Wyckoff	0		0	0.0	Assessed in Wyckoff/Insufficient size/Environmental Constraints

Block	Lot	Address	Owner	SDRP Planning Area	Urban Center (Y/N)	Sewer Service Area (Y/N)	HUC 11 NO 3 Density	Total Acreage	Constrained Acreage	Constraint Description	Remaining Buildable Acreage	Density (Units/Ac)	Capacity (Units)
162.01	7.04	ASSESSED IN WYCKOFF	MICELLI,WILLIAM J. & GEMMA H.	PA1	N	Y		Assessed in Wyckoff	0		0	0.0	Assessed in Wyckoff/Insufficient size/Environmental Constraints
162.01	28.01	46 CYLI PLACE	MC GUIRE, JOSEPH R. & MARYBETH	PA1	N	Y		0.057	0.06		-0.003	0.0	Insufficient size/Environmental Constraints No road access from Waldwick/Environmental constraints
162.01	28.02	CYLI PLACE	MAC LUSKY, NEIL J. & SABINA A.	PA1	N	Y		0.75	0		0.75	0.0	No road access from Waldwick/Environmental constraints
162.01	28.03	SCOTT STREET-REAR	BUCHMANN, GARY & CLAIRE B. T/E	PA1	N	Y		0.231	0		0.231	0.0	Waldwick/Environmental constraints
162.03	32.01	45 KENNEDY DRIVE	MUSCO, RALPH S. & ELISA	PA1	N	Y		0.005			0.005	0.0	Insufficient size
162.07	9.03	45 LEONARD DRIVE	GATTONI, RICHARD & RUTH	PA1	N	Y		0.046			0.046	0.0	Insufficient size
162.07	9.04	CATHY LANE	MELLAS, STEPHEN J. & PATRICIA M.	PA1	N	Y		0.25	0.23		0.02	0.0	Rear lot, No road access from Waldwick
162.07	9.05	CATHY LANE REAR	GATTONI,RICHARD & RUTH	PA1	N	Y		0.25	0		0.25	0.0	Rear lot, No road access from Waldwick/Environmental constraints
162.08	13.00	GERARD DRIVE	WHITNEY, CYRUS B & EILEEN A	PA1	N	Y		0.004			0.004	0.0	Assessed in Wyckoff/Insufficient size
162.11	14.00	ANTHONY PLACE REAR	BABASADE, WOLFGANG & ANDREA L.	PA1	N	Y		Wyckoff			0	0.0	Assessed in Wyckoff, Rear lot
162.11	11.00	200 ANTHONY PLACE	WERNER, WILFRIED & JOEL L.	PA1	N	Y		Wyckoff			0	0.0	Assessed in Wyckoff
163.03	60.00	CRESCENT AVENUE	NIENHOUSE, RALPH & JEANETTE	PA1	N	Y		0.0537			0.0537	0.0	Insufficient size
163.03	60.01	CRESCENT AVENUE REAR	PARKER,JAMES& MARY	PA1	N	Y		2.14			2.14	0.0	Land locked parcel, No road access
166.00	6.00	MARY LANE	BOROUGH OF WALDWICK	PA1	N	Y		0.1286			0.1286	0.0	Irregularly shaped parcel undevelopable
27.00	1.00	NORDHAM ST	BOROUGH OF WALDWICK	PA1	N	Y		0.06			0.06	0.0	Mini Park
71.00	4.00	SHERIDAN AVENUE REAR	PEIFFER, SUZANNE C.	PA1	N	Y		0.5			0.5	0.0	Rear lot, No road access from Waldwick
71.00	5.00	407 ARDMORE ROAD, REAR	MILLER, D. JUNE	PA1	N	Y		0.25			0.25	0.0	Rear lot, No road access from Waldwick
71.00	6.00	SHERIDAN AVENUE	BRADY,JOHN B. & MARY T.	PA1	N	Y		0.25			0.25	0.0	Rear lot, No road access from Waldwick
71.00	7.01	419 ARDMORE ROAD	FINAN, THOMAS M & MARGARET A	PA1	N	Y		0.25			0.25	0.0	Rear lot, No road access from Waldwick
71.00	7.02	425 ARDMORE ROAD	MORLEY, DENIS P. & KATHLEEN	PA1	N	Y		0.25			0.25	0.0	Rear lot, No road access from Waldwick
71.00	7.03	505 ARDMORE ROAD	CLYNE, BARBARA ANN	PA1	N	Y		0.25			0.25	0.0	No road access from Waldwick
153.00	15.00	GATEWAY COURT REAR	BOROUGH OF WALDWICK	PA1	N	Y		2.59	0.96		1.63	0.0	No road access, rear lot adjacent to Boro Park
153.04	21.01	LAND DRAINAGE DITCH	BORO OF WALDWICK	PA1	N	Y		0.1175			0.0975	0.0	Land drainage ditch/Insufficient size/Environmental constraints
154.00	33.01	LAND DRAINAGE DITCH	BORO OF WALDWICK	PA1	N	Y		0.1377	0.15		-0.0123	0.0	Land drainage ditch
154.00	37.00	HOPPER AVENUE	FREEMAN, SANFORD & SUSAN	PA1	N	Y		0.5	0.03		0.47	0.0	Rear lot, No road access from Waldwick/Environmental constraints
154.00	38.00	HOPPER AVENUE	GRAVINA, JOSEPH & CAROLEE	PA1	N	Y		1.67	0.42		1.25	0.0	Rear lot, No road access from Waldwick
162.11	22.00	191 ANTHONY PLACE	PFEIFER,KARL & CANDACE M.	PA1	N	Y		Assessed in Wyckoff			0	0.0	Assessed in Wyckoff/Insufficient size
163.17	23.00	94 VAN BLARCOM LANE,REA	PETRETTI, GREGORY V. & MAYRA V.	PA1	N	Y		0.4782			0.4782	0.0	Rear lot, No road access from Waldwick
163.17	26.00	78 VAN BLARCOM LANE,REA	KWATRA,LALL G & PROMILA H.	PA1	N	Y		0.7939			0.7939	0.0	Rear lot, No road access from Waldwick
163.08		DiPippo Court	FARM ESTATES AT WALDWICK	PA1	N	Y					0	0.0	Dippipo Farm (55 units/7 onsite; 4 RCA) No Growth Share Maintained as open space by Highlands Commission Assoc. and located entirely within a floodplain
73.00	1.00	WEST SADDLE RIVER ROAD	HIGHLANDS COMM ASSN INC % O'NEILL		N			2.5			2.5	0.0	

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<div> <div>Click Here to Return to Workbook C Summary</div> <div>Click Here to Proceed to Non-Residential Inventory and Capacity Analysis</div> </div>												
Add More Sheets												
										Subtotal This Page		31.5
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										Grand Total		31.5

Growth Projection Adjustment - Non-Residential Parcel Inventory

Block	Lot	Address	Owner	SDRP Planning Area	Urban Center (Y/N)	Sewer Service Area (Y/N)	HUC 11 NO 3 Density	Total Acreage	Constrained Acreage	Constraint Description	Remaining Buildable Acreage	Density (Job/Ac)	Capacity (Jobs)
113.00	1.00	38-38A WEST PROSPECT ST	DENARO,NICHOLAS J.& BRIDGET	PA1	N	Y		0.0424			0.0424		0.0
113.00	10.00	5 LAFAYETTE PLACE	WALDWICK DEVELOPMENT CORP.	PA1	N	Y		0.1435			0.1435		1.9
115.00	26.00		PUBLIC SERVICE ELEC & GAS CO	PA1	N	Y		0.5			0.5		0.0
													PSE&G, Right-of-Way
116.00	16.00	29 HEWSON AVENUE	PUBLIC SERVICE ELEC & GAS CO	PA1	N	Y		0.1894			0.1894		0.0
117.00	2.00	HARRISON AVENUE	DIR COMMUTER SERV NJ DEPT OF TRANSP	PA1	N	Y		0.25			0.25		0.0
													NJT Commuter Parking
116.00	29.00	HARRISON AVENUE	BORO OF WALDWICK	PA1	N	Y		0.5			0.5	0.0	0.0
116.00	16.00		J.R.W. ASSOCIATES LLC	PA1	N	Y		0.1894			0.1894		0.0
116.00	36.00	64 HARRISON AVENUE	PUBLIC SERVICE ELEC & GAS CO	PA1	N	Y		1			1		0.0
17.00	60.02	63 FRANKLIN TURNPIKE	BOROUGH OF WALDWICK	PA1	N	Y		0.6259			0.6259		0.0
17.00	62.02	DORA AVENUE	BOROUGH OF WALDWICK	PA1	N	Y		0.3576			0.3576		0.0
17.00	63.00	15 EAST PROSPECT STREET	BOROUGH OF WALDWICK	PA1	N	Y		0.81			0.81		0.0
													Municipal Building
18.01	37.01	36 EAST PROSPECT STREET	NEWMAN, VIVIANE	PA1	N	Y		0.25			0.25		0.0
19.00	44.00	LIBRARY PROSPECT STREET	BORO OF WALDWICK	PA1	N	Y		0.4992			0.4992		0.0
													Land locked parcel, No road access
													Library Prospect Street
109.01	1.00	17 WALTER HAMMOND PLACE	17 WH PLACE ASSOC., L.L.C.	PA1	N	Y		0.218			0.218		17.4
109.01	5.02	FRANKLIN TURNPIKE REAR	17 WH PLACE ASSOC., L.L.C.	PA1	N	Y		0.063			0.063		0.0
109.01	6.04	WALTER HAMMOND PLACE	WALDWICK SHOPPING CENTER, LLC	PA1	N	Y		0.14			0.14	0.0	0.0
													Land locked/Insufficient size
110.00	4.00	ROSENCRANTZ LANE	BOROUGH OF WALDWICK	PA1	N	Y		2.33			2.33		0.0
111.00	27.01	LAND PROSPECT ST	BORO OF WALDWICK	PA1	N	Y		0.25			0.25	0.0	0.0
													and other waste transfer
													PSE&G Utility Easement
117.00	1.01	HEWSON AVENUE	NJ DEPT OF TRANS C/O CM& SON TRUCK	PA1	N	Y		2			2		0.0
													use by for storage/transfer of salt by trucking company
117.00	1.02	RAILROAD	NJ DEPT OF TRANS C/O DE MARTINI	PA1	N	Y		0.48			0.48	0.0	0.0
154.00	42.00	INDUSTRIAL WAY	BOROUGH OF WALDWICK	PA1	N	Y		1.25	1.2		0.05		0.0
109.01	5.00	FRANKLIN TURNPIKE	PUBLIC SERVICE ELECTRIC & GAS CO	PA1	N	Y		0.118			0.118		0.0
													Insufficient size
111.00	27.00	WEST PROSPECT STREET	PUBLIC SERVICE ELEC & GAS CO	PA1	N	Y		0.4			0.4		0.0
													Does not appear vacant, partially developed

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Subtotal Page 2
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Subtotal Page 4
Subtotal Page 5
Grand Total 19.3

Worksheet A: Growth Share Determination Using Published Data
(Appendix F(2), *Allocating Growth To Municipalities*)

COAH Growth Projections Must be used in all submissions

Municipality Name: *Borough of Waldwick*

Enter the COAH generated growth projections from Appendix F(2) found at the back of N.J.A.C. 5:97- seq. on Line 1 of this worksheet. Used the Tab at the bottom of this page or the links within the page to the exclusions portion of this worksheet. After entering all relevant exclusions, return to this page to view the growth share obligation that has been calculated based on the above information.

	Residential	Non-Residential
--	--------------------	------------------------

Enter Growth Projections From
1 **Appendix F(2)***

223

408

Subtract the following Residential
Exclusions pursuant to 5:97-2.4(a) from
2 **Exclusions" tab**

[Click Here to Enter Prior Round Exclusions](#)

COs for prior round affordable units built
projected to be built post 1/1/04

Inclusionary Development

0

Supportive/Special Needs Housing

0

Accessory Apartments

0

Municipally Sponsored or 100% Affordable

0

Assisted Living

0

Other

0

Market Units in Prior Round Inclusionary
development built post 1/1/04

Subtract the following Non-Residential
3 **Exclusions (5:97-2.4(b))**

Affordable Units

0

Associated Jobs

0

4 **Net Growth Projection**

223

408

Projected Growth Share (Conversion to
Affordable Units Divide HH by 5 and Jobs
5 16)

**44.6 Affordable
Units**

**25.5 Affordable
Units**

6 **Total Projected Growth Share Obligation**

**70.1 Affordable
Units**

Affordable and Market-Rate Units Excluded from Growth
Municipality Name: *Borough of Waldwick*

Prior Round Affordable Units NOT included in Inclusionary Developments Built Post 1/1/04

Development Type	Number of COs Issued and/or Projected
Supportive/Special Needs Housing	
Accessory Apartments	
Municipally Sponsored and 100% Affordable	
Assisted Living	
Other	
Total	0

Market and Affordable Units in Prior Round Inclusionary Development Built post 1/1/04
N.J.A.C. 5:97-2.4(a)
 (Enter Y for yes in Rental column if rental units resulted from N.J.A.C. 5:93-5.15(c)5 incentives)

Development Name	Rentals? (Y/N)	Total Units	Market Units	Affordable Units	Market Units Excluded
		0			0
		0			0
		0			0
		0			0
		0			0
Total		0	0	0	0

Jobs and Affordable Units Built as a result of post 1/1/04 Non-Residential Development
N.J.A.C. 5:97-2.4(b)

Development Name	Affordable Units Provided	Permitted Jobs Exclusion
		0
		0
		0
		0
Total	0	0

When finished click her to return to Worksheet A

Borough of Waldwick

Housing Element and Fair Share Plan

Private/Municipal Vacant Land


Legend

 Vacant/Potentially Developable Lot

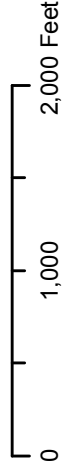
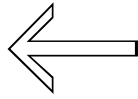
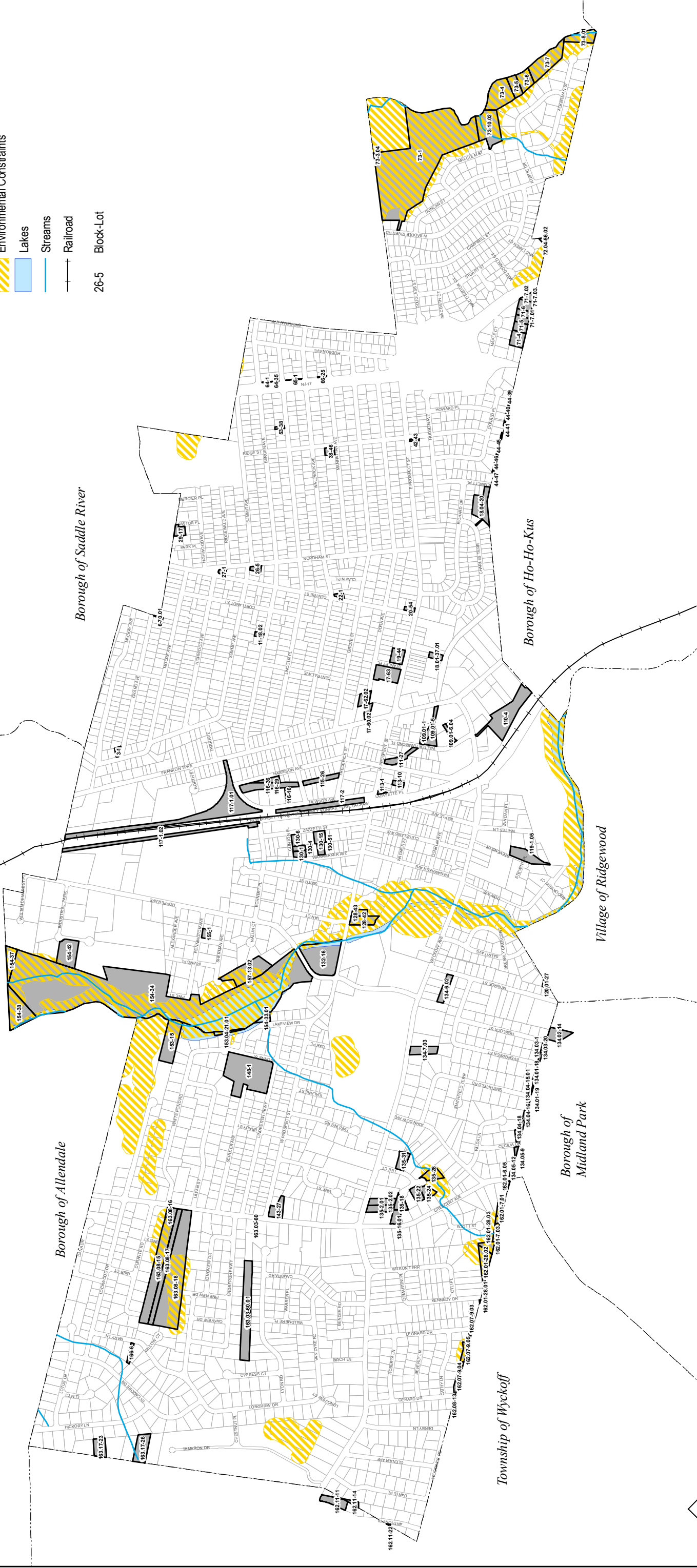
 Environmental Constraints

 Lakes

 Streams

 Railroad

26-5 Block-Lot



Borough of Waldwick

Housing Element and Fair Share Plan

Remaining Vacant Land

Legend

- Vacant/Potentially Developable Lot
- Environmental Constraints
- Lakes
- Streams
- Railroad
- Block-Lot

